

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Joseph J. Rogers, Esquire (JJR1185)  
900 Route 168, Suite I-4  
Turnersville, NJ 08012  
(856) 228-7964

In Re: Sandra D. Hunter



Order Filed on April 17, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case Number: 16-32613 MBK

Hearing Date:

Judge: Michael B. Kaplan

**ORDER AUTHORIZING LOAN MODIFICATION**

The relief set forth on the following pages, two (2) through three (3) is hereby **ORDERED**.

**DATED: April 17, 2017**

A handwritten signature of Michael B. Kaplan in black ink, written over a horizontal line.  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

(Page 2)

Debtor(s): Sandra D. Hunter

Case No.: 16-32613/MBK

Caption of Order: ORDER GRANTING APPLICATION TO AUTHORIZE LOAN

## MODIFICATION

1. That the Debtor is hereby authorized to enter into and consummate a loan modification with Specialized Loan Servicing LLC pursuant to the terms and conditions of the annexed loan modification agreement, relating to real property located at 32 Gabriel Lane, Willingboro, New Jersey 08046.
2. That the Debtor and/or Specialized Loan Servicing LLC are authorized to enter and consummate any transaction necessary and incident to the modification of the loan relating to this property, the sole exception being the transfer of the property or an interest in the property by the Debtor to someone else.
  - a. Limited Stay Relief is Granted to allow Specialized Loan Servicing LLC to negotiate any such agreement with the Debtor or counsel, enter into and sign a loan modification agreement, and record any documents with the appropriate Recorders office.
3. That the Debtor and/or Specialized Loan Servicing LLC are authorized to negotiate and prepare the terms or documents relating to a loan modification, or any necessary transaction incident to a loan modification agreement, such as, but not limited to the circumstances described above, with respect to this property and any such negotiation and/or preparation of documents and/or recording of documents, by the parties shall not be considered to be a violation of the automatic stay and are specifically authorized by the Court.
4. Specialized Loan Servicing LLC shall amend its Proof of Claim to \$0 or the amount paid to date within 30 days of the date of this Order;
5. The Debtor's original plan proposed to cure mortgage arrears by way of loan modification and therefore no modified plan shall be required at this time.
6. The Debtor will file an amended Schedule J within 30 days of the entry of the within Order.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Sandra D. Hunter  
Debtor

Case No. 16-32613-MBK  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 21, 2017.

db +Sandra D. Hunter, 32 Gabriel Lane, Willingboro, NJ 08046-3048

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 21, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 19, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Brian C. Nicholas on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9  
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com

Denise E. Carlon on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Francesca Ann Arcure on behalf of Creditor Specialized Loan Servicing LLC  
nj\_ecf\_notices@buckleymadole.com

Francesca Ann Arcure on behalf of Creditor Specialized Loan Servicing LLC, as servicing agent for Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006 nj\_ecf\_notices@buckleymadole.com

Joseph J. Rogers on behalf of Debtor Sandra D. Hunter jjresq@comcast.net, jjresql@comcast.net  
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7